



# Neighbor NEWS



Fall 2020 Issue

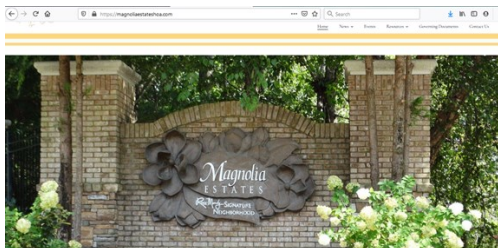
Magnolia Estates Homeowners Association

## Board Members >>>

<b>President:</b>	<b>LuCinda McGarrah</b> 404-254-3590
<b>Vice President:</b>	<b>Vacant</b>
<b>Treasurer:</b>	<b>Kim Forbes</b> 404-906-4823
<b>Secretary:</b>	<b>Pamela Patterson</b> 404-344-3959
<b>Member-At-Large:</b>	<b>Gloria Battles</b> 404-963-6141

## Check Out Our Updated HOA Website!

We've made some new upgrades to our HOA Website and are excited to share it with you:



<https://www.magnoliaestateshoa.com>

Please check it out, poke around and send us your feedback and suggestions!

## Message from the President

Hello Neighbors,

My name is LuCinda. My husband Juan McGarrah and I along with our grandchildren moved into the neighborhood in September of 2018. We've found it to be quite peaceful and a pleasure to live in Magnolia Estates. Immediately after moving in, we became active with the HOA; served as Co-Vice President in 2019; and I as Vice President from January 2020 until the resignation of the President, Don Godley, at the beginning of June 2020.

It is the MEHOA's hope for each homeowner to abide by the Covenants, Conditions and Deed Restrictions you legally agreed to when you bought your home even if you choose to rent your house; and for our community to be safe and harmonious. We welcome all new neighbors to our loving community and desire/encourage all our homeowners to become active in our "it takes a village" neighborhood/HOA...get involved.

*~ We are no longer just residents; we have roles that can positively*

*Influence the community. ~*

*I look forward to seeing all at our next community meeting Sunday, October 11, 2020 at 3:00 PM.*

Sincerely,  
LuCinda McGarrah  
President, MEHOA



If you have not paid your homeowner's association dues or made arrangements for payment, a property lien has been filed with Fulton County.

## Next MEHOA Community Meeting is Sunday, October 11th at 3:00pm

Due to the Corona Virus and following social distancing guidelines, this meeting will be held via Zoom. We will send out a Zoom meeting invite via email prior to the meeting.

# Join the MEHOA Board of Directors!



The Magnolia Estates Homeowners Association is seeking volunteers to join the HOA Board of Directors. Volunteers will serve a 1-year term.

All officers are elected each year by a vote of the membership; positions are filled by simply volunteering.

If you would like to place your name on the upcoming ballot for an officer position, please send an email to Gloria Battles at:

[Blmaxima@yahoo.com](mailto:Blmaxima@yahoo.com)

All requests to be added to the ballot must be received by **October 1st, 2020**. Voting for officer positions will occur at the October 11th Community Meeting. A description of each position is provided below.

**President:** the President shall be the chief executive of the Association, and shall preside at all meetings of the Members and Directors. The immediate supervision of the affairs of Association shall be vested in the President. It shall be the President's duty to attend to the business of the Association and maintain strict supervision over all of its affairs and interests. The President shall keep the Board fully advised about the affairs and conditions of the Association, and shall manage and operate the business of the Association pursuant to and in accordance with such policies as may be prescribed from time to time by the Board.

**Vice President:** The Vice President shall act in the President's absence or disability and shall have all powers, duties and responsibilities provided for the President when so acting, and shall perform such other duties as shall from time to time be imposed by the Board or delegated by the President.

**Secretary:** The Secretary shall keep the minutes of all meetings of the members and the Board; notify the members and Directors of meetings as provided by the Bylaws and Georgia law; have custody of the seal of the Association; affix such seal to any instrument requiring the same; attest the signature or certify the incumbency or signature of any officer of the Association; and perform such other duties as the President or the Board may prescribe. The Secretary shall perform the duties of the Treasurer of the Association in the absence or disability of the Treasurer.

**Treasurer:** The Treasurer shall maintain the money and other assets of the Association in the name and to the credit of the Association, and shall faithfully account for the Association's funds, financial assets, and other assets entrusted to the Treasurer's care and custody. The Treasurer shall make such reports as may be necessary to keep the President and the Board informed at all times as to the financial condition of the Association, and shall be responsible for preparing any required Tax Returns, and will perform such other duties as the President, or the Board may prescribe. The Treasurer shall maintain the money and other assets of the Association in the name and to the credit of the Association in such depositories as may be designated by the Board. When duly authorized by the Board, the Treasurer may provide for the investment of the money and other assets of the course of the Association's business. The Treasurer shall perform the duties of the Secretary of the Association in the absence or disability of the Secretary.

## Upcoming MEHOA Board Meetings

### 2020 Annual Meeting

October 11, 2020 3PM

Location: Zoom Meeting  
Online. Invites to be Emailed

## Reasons To Volunteer to Serve On The HOA Board

Our community is constantly looking for dedicated and talented homeowners to join our Board of Directors— Give it a shot!

- To protect your property values and maintain the quality of life you expect in your community.
- To help correct problems within your community.
- To give back to your community and neighbors.
- To be sociable, meet your neighbors and make friends.
- To advance your career and build your personal resume by increasing your leadership skills and community volunteer service.
- To get educated on the many facets of running a community association such as the many laws & regulations, maintenance & repair and understanding financials.

# Boost Your Home's Value Ahead of Your Appraisal

Whether you're planning to sell or refinance, a home appraisal is a necessary step in determining the true value of your home. This means your home should be in the best possible condition, so it will be appraised at the highest potential value. While it may be tempting to swing for the fences with big-ticket renovations, there are smaller things you can do to efficiently raise the market value of your home.

## Start Small with a Little Spackle

If you've lived in your home for any length of time, you've probably hung things on the walls, put up shelves, or simply had accidents that resulted in minor damage. Now is the time to repair those blemishes. Filling these holes and crevices with a little spackle and painting over the area will leave your walls looking like new. While this may not boost the value of your home, it will keep the appraiser from deducting for the damage.

## As Long as You're Painting...

After you've touched up your walls, you might want to consider freshening up the paint. Repainting worn trim and moldings around the home can give it a fresh look. Venture outside and touch up the trim around the windows and doors too. This will boost curb appeal and help you add value to the home. Any area where the paint is peeling, chipping, or simply has lost its luster should be retouched with a fresh coat.

## Update Your Crawl Spaces

An upgrade that's growing in popularity (and will grow your home value) is crawl space encapsulation. Crawl spaces are essential for providing homeowners and contractors with

access to important systems of the home. However, these spaces are vulnerable to moisture and water damage caused by humidity and harsh weather conditions. In drier climates, dust and insects can interfere with HVAC systems. To protect crawl spaces, homeowners have started sealing these spaces with polyethylene barriers to keep out moisture, dust, and pests.

## Do a Deep Clean

This is also the time to really clean your home from top to bottom. If you have young children and pets, there may be odors and damage that might not be noticeable to you, but strong odors and scuffed hardwood floors will be the first things your appraiser notices. Consider hiring professionals to wax the floors, shampoo the carpets, and conduct an intensive cleaning of the entire home.

## Conduct Other Repairs

At some point, you should tour your home with the mindset of a home buyer. This will help you identify problems that you live with every day but just don't notice anymore. Look for things that need to be repaired, such as a loose handrail, a leaky faucet, or a shorted electrical outlet. Repairing these problems ahead of time will ensure you won't lose money on the appraisal.

By taking the time to spruce up the home ahead of the appraisal, you may be able to increase the value by thousands of dollars.



## We Need You!

Your feedback and suggestions for content in our newsletter is very important to us! If there are topics you'd like to see included in future issues, please feel free to send them to:

[MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com)

## PROTECTIVE COVENANTS

Please remember that any major plans that affect your house or lot that are visible from the street, MUST be submitted to the Architectural Review Committee for approval before work begins.

For full details, please refer to your MEHOA Protective Covenants document—Article 2.0 Architectural Control.

A copy can also be found on the website at:

<https://magnoliaestateshoa.com/governing-documents>





# Let's Celebrate National Night Out on 10/6/2020!

Step out on **TUESDAY October 6th** from 6:00pm-8:00pm and meet your neighbors - from a safe, social distance, of course!

The surveys also found that 67 percent of homeowners felt safer when they knew their neighbors and 76 percent of adults polled said the neighborhood

National Night Out is designed to:

- Heighten crime prevention awareness
- Generate support and participation in crime prevention efforts
- Strengthen neighborhood spirit and community relations
- Let criminals know that neighborhoods are organized and fighting back



would be safer if they talked more with neighbors. "Neighbors, who know each other, look out for each other."

## How To Participate:

- Put your front porch light on!
- Walk/ride your bike outside and around the neighborhood (it's only a few streets) to meet your neighbors or say hello to those you already know.!
- Set up lawn chairs in your drive way to say hello and meet passing neighbors!

More than 37 million Americans from 15,000 communities in all 50 states participated in the event last year. A national survey found a third of homeowners wished they knew more people in their neighborhood, so you are not alone if you feel a bit shy. The surveys found that nearly three-quarters of homeowners report that because they know their neighbors, they are confident their neighbors will do something if they see anything suspicious around their home.



## City of South Fulton Phone Numbers

**City of South Fulton**  
5440 Fulton Industrial Blvd.  
Atlanta, GA 30336  
Phone: 470-809-7700

**Mayor's Office:** 470-809-7721

**Clerk's Office:** 470-809-7272

**Code Enforcement :** 470-809-TELL (8355)

**Planning Office:** 470-809-7200

**Fulton County Tax Commissioner's Office:** 404-613-6100

**South Fulton Police Dept (Non-Emergencies):** 470-809-7700

**Greystone Power** (to report street Light Outages, service issues, etc.): 770-370-2770 or 770-942-6576

## Are you Registered to Vote?

**Below are key dates for the upcoming 2020 Elections**

Key Dates for 2020 Voter Registration / Election	
September 15, 2020	Earliest day for a registrar to mail an absentee ballot for the November General Election and Special Election.
October 5, 2020	Last day a person may register and be eligible to vote in the November General Election and Special Election Runoff for Local and State Offices.
October 12, 2020	Advanced <u>In</u> Person (Early) Voting begins or the November General Election and Special Election.
October 24, 2020	Mandatory Saturday Voting for the November General Election and Special Election.
November 3, 2020	General Election and Special Election

**Still Need To Register or Want to Check Your Voter Registration—do it here:**

**<https://registertovote.sos.ga.gov>**



## The Ashley Family



We are the Ashley family! Michael, Evette, Mikaela and Mikal. We recently relocated from Illinois and are so excited to escape the cold winters!

Our daughter Mikaela is a senior at the University of Missouri studying Strategic Communications. Mikal is a freshman at Johnson County Junior College in Overland Park, KS where he will play baseball and study Kinesiology. Please pray for us as we enter our first season as empty nesters!!

Michael enjoys golfing and watching sports, while Evette enjoys volunteering with her sorority, Zeta Phi Beta, Sorority, Inc.

We look forward to meeting our neighbors once it's safe and healthy!

## Our Newsletter Is Going Digital!

We plan to begin sending the newsletters via email only, unless you notify us to receive them via mail. To ensure you receive the email newsletter, please send us your email address to: [MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com)



## We Have New Magnolia Estates Neighbors!

**Michael and Evette Ashley**  
**175 Olivia Run**



**Darryl and Tarrah Smith**  
**5155 Marie Trace**

**Have upcoming announcements  
you'd like to share? Send them  
to us at:**

[MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com)

## Please Slow Down!

We have had complaints about cars speeding in our Community. Please help to ensure everyone's safety by being courteous and obeying the speed limits as posted in our neighborhood.



## Good Neighboring Nuggets

Want to ensure you're being a great neighbor? Here are some great 'nuggets' to follow:



- **Take pride in your neighborhood**—One way to be a good neighbor is to simply take pride in your neighborhood. Embrace it for what it is, find out what you can do to make it better and tell others about how much you love your community.
- **Help maintain shared spaces**—Good neighbors don't just take care of their home and yard. They also look out for the shared spaces, like easements, islands and neighborhood parks.
- **Maintain Curb Appeal**—A good neighbor is one who maintains the exterior of the house and lawn to the same level as the rest of the neighborhood. You don't want your house to be the one on the street that drags down the value of homes. If you can't mow your own lawn, hire a neighbor's child or lawn service to keep it tidy. Basic exterior maintenance tips include:
  - Mow the lawn.
  - Remove mold from the exterior walls and paint when necessary.
  - Make sure that trees, shrubs, and other elements don't creep into your neighbor's yard. This includes tree limbs, spreading shrubs, and weeds.
  - Remove all bicycles, skateboards, and toys from the front yard at the end of the day.
- **Limit late or loud parties**—Outdoor parties are the best, but going late and being loud is a burden on your neighbors. You should definitely have fun in your own home, but consider your neighbors' needs, and limit the noise and activity during sleeping hours.
- **Introduce yourself**—You don't have to become best friends with everyone in your neighborhood. You also don't have to drag around well-stocked welcome wagons. But introducing yourself and learning names is just a good neighbor thing.
- **Don't overload trash cans**—Trash cans are ugly and attract critters. Keep trash inside the trash bins, and try not to overload them. If you do overload them on the regular, consider getting another trash can. And don't put trash out days ahead of pickup time.
- **Be mindful of your pets**—Pick up after your pets every time. Don't be the dump-and-run neighbor.
- **Resolve disputes in person**—Resolve disputes with neighbors first by meeting face to face. Going after someone in the online Facebook group is always a recipe for disaster. If face-to-face doesn't work, then try email or a letter.

## Check Out These 8 Energy Saving Tips To Help You Take Control Over Your Energy Bill This Fall

Learn how to manage your energy use and save money on your electric bill by trying these eight, low to no cost energy-efficient tips, right from the comfort of your home.

1. During warm weather months, set your thermostat at 78 degrees and use fans to keep you feeling cool. For every degree higher you maintain your thermostat, you can see up to a 3-4% decrease in energy use.
2. Clean or change your air filters monthly. Dirty filters can block airflow, making your system work harder to keep you comfortable.
3. Clear spaces around your air vents to prevent airflow blockage.
4. When washing clothes, try to wash and dry full loads only, and in cold water.
5. Unplug your electronic devices when not in use and use smart power strips to help control energy leaks.
6. Try to keep your fridge full. Solids and liquids are easier to cool than air. Also, try to keep your fridge set to the temperature recommended by the manufacturer for optimal performance.
7. Find and seal any airflow leaks. Add or replace weather stripping and caulking around leaky doors and windows.
8. When thinking of holiday lighting, consider LED light strings to reduce the cost of decorating your home.

# Neighbor *referrals*

*We're compiling a list of trusted resources to share within our community —if you've used someone you would like to share with your neighbors, please send them through the GroupMe text app or email them to [MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com)*

**Lawn Maintenance / Mowing:**  
Turf Doc 678-849-9682

Burkes Landscape Mgt  
Duane Burke 404-552-3365

**Lawn Fertilization/Weed Control:**  
Lawn Solutions 404-273-6328  
Printiss Worthy, Owner

**Outdoor Irrigation:**  
Brandon Lallis 678-849-9682

**Painting:**  
Diro Endsley 404-285-9123

**Housekeeping**  
Edilema Nestento 678-558-2918

**Junk/Trash Removal**  
A Junk Removal Company  
Pancho Davis 678-895-8164

**Hvac /Heating & Cooling**  
KMC Heating and Air Conditioning  
Kerry Carrier 770-374-6549

**Pest Control**  
Elite Pest Control  
Kelvin Washington 470-283-9972

**Magnolia Estates Homeowner Association**  
[MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com)

## Our Community Just Got A Little Safer!

Flock Safety, the company that provides our License Plate Reader service, now has an agreement with the South Fulton Police Department and they have requested to add our cameras to their Flock Safety Network. This is one of the greatest advantages of being a Flock Safety customer; not only do the cameras improve the ability to solve crime, but they also help prevent it. If our cameras see a license plate that is on the FBI's NCIC hot list of wanted vehicles, an alert will be immediately sent to the South Fulton Police Department!



Magnolia Estates Homeowners Association

P.O. Box 311218

Atlanta, GA 31131-1218